

**PB# 85-6**

**Jim Moroney's Cycle Shop**

**4-1-9.22**

JIM MARONEY'S CYCLE SHOP85-6

Addition Site Plan

Approved 3/27/85  
given to Town Clerk - 3/29/85  
ch

TOWN OF NEW WINDSOR		General Receipt		6242
555 Union Avenue New Windsor, N. Y. 12550		Feb. 11 19 85		
Received of <u>Jim Marone, Inc.</u>		\$ <u>25.00</u>		
For <u>Twenty Five and 00/100</u>		DOLLARS		
For <u>Site Plan</u>		85-6		
DISTRIBUTION		By <u>Pauline J. Townsend</u>		
FUND	CODE	AMOUNT	CC	
Check # <u>25.00</u>			Town Clerk	
# <u>12765</u>				

TOWN OF NEW WINDSOR		General Receipt		6352
555 Union Avenue New Windsor, N. Y. 12550		March 28, 19 85		
Received of <u>Jim Marone, Inc.</u>		\$ <u>100.00</u>		
For <u>One Hundred and 00/100</u>		DOLLARS		
For <u>Site Plan (#85-6) (Addition)</u>				
DISTRIBUTION		By <u>Pauline J. Townsend</u>		
FUND	CODE	AMOUNT	Town Clerk	
Check # <u>12944</u>		\$ <u>100.00</u>		

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

(This is a two-sided form)

Date Received 2/11/85  
Meeting Date 2/27/85  
Public Hearing 3/27/85  
Action Date \_\_\_\_\_  
Fees Paid 15.00 - 10.00 = 5.00 3/27/85

### APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Addition To Jim Moroney's Cycle Shop
2. Name of applicant James Moroney Phone 564-5400  
Address 813 Union Avenue New Windsor New York 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record James Moroney Phone 564-5400  
Address 813 Union Avenue New Windsor New York 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Gregory J. Shaw, P.E. Phone 561-3695  
Address 162 Grand Street Newburgh New York 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the West side of Union Avenue  
(Street)  
1000 feet North  
(direction)  
of Route 207  
(Street)
7. Acreage of parcel 1.08 Acres
8. Zoning district OLI
9. Tax map designation: Section 4 Block 1 Lot(s) 9.22
10. This application is for the use and construction of Building Addition To Be  
Used As Storage
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? Yes If so, list case No. and Name Information  
Not Available
12. List all contiguous holdings in the same ownership  
Section NA Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

#### FOR OFFICE USE ONLY:

Schedule

Column

Number

Attached hereto is an affidavit of ownership indicating the dates the respective holding of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

11  
SHIRLEY B. HASSDEGGER, day of February, 1985, James Moroney  
Notary Public, State of New York, Applicant's Signature  
No. 4768798  
Qualified in Orange County  
Commission Expires March 30, 1986  
Notary Public Title

#### OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }  
STATE OF NEW YORK } SS.:

being duly sworn, deposes and says that he resides  
in the  
(Owner's Address)  
county of and State of  
and that he is (the owner in fee) of (Official Title) of the  
Corporation which is the owner in fee) of the premises described in the foregoing application  
and that he has authorized to make the foregoing application for special use approval as described herein.

Sworn before me this.

day of, 198 (Owner's Signature)

Notary Public

INTER-OFFICE MEMORANDUM


RECEIVED  
MARCH 13 1985  
NEW WINDSOR PLANNING BOARD

TO: PLANNING BOARD  
FROM: PAUL V. CUOMO, P.E.  
TOWN ENGINEER  
SUBJECT: MORONEY SITE  
DATE: MARCH 13, 1985

I have reviewed Moroney's site plan in regards to drainage and traffic accessibility.

I can state, therefore, that the proposed work does not warrant any further site improvement.

I recommend, therefore, that the subject site plan be approved as presented.



Paul V. Cuomo, P.E.  
Town Engineer

PVC/nh

INTER-OFFICE CORRESPONDENCE

*Planning Bd  
received 2/26  
sh*

TO: TOWN PLANNING BOARD  
TOWN BUILDING/ZONING OFFICER

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS SCHEDULED BEFORE THE ZBA

DATE: February 26, 1985

Kindly be advised that the following public hearing(s) are/is scheduled to be heard before the Zoning Board of Appeals:

Date: March 11, 1985

Application of JAMES MORONEY for area variance;  
Application of ROBERTO MINUTA for area variance;

I have attached hereto copies of the application(s) and pertinent public hearing notice(s) pertaining to same.

Pat

/pd  
Enclosures

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

TPB

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 85-8

Date: 2/21/85

I. Applicant Information:

- (a) JAMES MORONEY, 813 Union Avenue, New Windsor, N. Y. x  
(Name, address and phone of Applicant) (Owner)
- (b) n/a  
(Name, address and phone of purchaser or lessee)
- (c) n/a  
(Name, address and phone of attorney)
- (d) n/a  
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) OLI 813 Union Avenue, New Windsor 4-1-9.22 1.08 acres ±  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? PI
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 1973
- (e) Has property been subdivided previously? no When? -
- (f) Has property been subject of variance or special permit previously? yes When? 1973
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance: n/a

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Cols. 6, 7, 9 & 10.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>80,000 s.f.</u>	<u>47,045 s.f.</u>	<u>-</u>
Min. Lot Width <u>200 ft.</u>	<u>200 ft.</u>	<u>-</u>
Reqd. Front Yd. <u>100 ft.</u>	<u>98 ft.</u>	<u>2 ft.</u>
Reqd. Side Yd. <u>50' / 110'</u>	<u>15' / 68'</u>	<u>35' / 42'</u>
Reqd. Rear Yd. <u>50 ft.</u>	<u>52 ft.</u>	<u>-</u>
Reqd. Street Frontage*		<u>-</u>
Max. Bldg. Hgt. <u>5 ft.</u>	<u>17 ft.</u>	<u>12 ft.</u>
Min. Floor Area*		<u>-</u>
Dev. Coverage* <u>%</u>	<u>%</u>	<u>- %</u>
Floor Area Ratio** <u>.20</u>	<u>.26</u>	<u>.06</u>

\* Residential Districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

See attached Insert I

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VI. Sign Variance: n/a

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VII. Special Permit: n/a

- (a) Special Permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Presently there exists two concrete block walls which are attached to the building. The applicant wishes to enclose this area by means of the proposed addition which will be of the same character and construction of the existing structure.

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IX. Attachments required:

- x Copy of letter of referral from Bldg./Zoning Inspector.
- x Copy of tax map showing adjacent properties.
- n/a Copy of contract of sale, lease or franchise agreement.
- x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- n/a Copy(ies) of sign(s) with dimensions.
- x Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- x Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date February 25, 1985

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

James Moroney  
(Applicant)  
JAMES MORONEY

Sworn to before me this

25<sup>th</sup> day of February, 19 85.

Patricia Delio

PATRICIA DELIO  
NOTARY PUBLIC, State of New York  
No. 5970776  
Qualified in Orange County  
Commission Expires March 30, 1986

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_  
Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

INSERT I

V(b) The existing building is situated in the center of a lot which is 59% of the minimum lot size required by the Zoning Local Law. By maintaining the minor setbacks required by the OLI zone, the applicant would not now, or in the future, be able to construct an addition of any size to his business without acquiring additional land. .

Therefore, strict compliance with the Zoning Local Law would result in practical difficulties.

Additionally, the proposed request will not result in a substantial change in the character of the neighborhood or a substantial detriment to adjoining properties.

Finally, no efforts have been made by applicant to alleviate this difficulty as there is no relief available other than the granting of the area variances requested.

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 8

Request of JAMES MORONEY

for a VARIANCE ~~SPECIAL PERMIT~~ of  
the regulations of the Zoning Ordinance to

permit construction of a 32 ft. x 68 ft.  
addition to be located on the south side of  
the existing building with insufficient frontyard,  
sideyard, height and floor area ratio,  
being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-12 - Table of Bulk Regs., Cols. 6, 7, 9 & 10,  
for property situated as follows:

known as Jim Moroney's Cycle Shop, located on  
the westerly side of Union Avenue, approximately  
1000 ft. north of Route 207, Town of New Windsor, N.Y.,  
known and designated as Tax Map Section 4-Blk. 1-Lot 9.22.

SAID HEARING will take place on the 11th day of  
March, 19 85, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
7:30 o'clock P. M.

DANIEL P. KONKOL,  
Chairman

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 10

Request of ROBERTO MINUTA

for a VARIANCE ~~SPECIAL PERMIT~~ of  
the regulations of the Zoning Ordinance to  
permit construction of one-family residential  
dwelling with insufficient front yard  
being a VARIANCE ~~SPECIAL PERMIT~~ of  
Section 48-12 - Table of Bulk Regs. - Col.6  
for property situated as follows:

Forest Hills Road, Town of New Windsor, N. Y.  
known and designated as Tax Map Section 44-  
Block 1 - Lot 23.1.

SAID HEARING will take place on the      day of  
March, 1985, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
7:30 o'clock P. M.

DANIEL P. KONKOL  
Chairman

TPB

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 85-10.

Date: 2/27/85.

I. ✓ Applicant Information:

- (a) Miauta Roberts 304 Quessick Ave New Windsor (Owner) ✓  
(b) \_\_\_\_\_ (Name, address and phone of purchaser or lessee)  
(c) \_\_\_\_\_ (Name, address and phone of attorney)  
(d) \_\_\_\_\_ (Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance  
☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) R-1 Forest Hills Rd. 44-1-23.1 100 x 150  
(Zone) (Address) (S B L) (Lot size)  
(b) What other zones lie within 500 ft.? none  
(c) Is a pending sale or lease subject to ZBA approval of this application? N/A  
(d) When was property purchased by present owner? 4/81  
(e) Has property been subdivided previously? no When? -  
(f) Has property been subject of variance or special permit previously? no When? -  
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes  
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: no

IV. ~~Use Variance:~~

- ~~(a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. 6

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd. <u>35 ft.</u>	<u>24.8 ft.</u>	<u>10.2'</u>
Reqd. Side Yd.		
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

\* Residential Districts only

\*\* Non-residential districts only

- ✓(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

The foundation is already in place. Removal of same & relocation would be a great financial loss to applicant due to the fact that a substantial sum of money has been paid out for fill alone.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.).

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IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

## X. AFFIDAVIT

Date \_\_\_\_\_

2/27/85

STATE OF NEW YORK)

COUNTY OF ORANGE )

SS. :

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Robert M. M. M.  
(Applicant)

Sworn to before me this

27th day of February, 1985..

Patricia Delio

**PATRICIA DELIO**  
**NOTARY PUBLIC, State of New York**  
**No. 5970775**  
**Qualified in Orange County**  
**Commission Expires March 30, 1986.**

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_.
- (b) Variance is \_\_\_\_\_.
- Special Permit is \_\_\_\_\_.
- (c) Conditions and safeguards: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK  
(914) 565-8550

Date: March 12, 1985

RECEIVED

MAR 12 1985

Mr. Gregory J. Shaw, P. E.  
SHAW ENGINEERING  
182 Grand Street  
Newburgh, N. Y. 12550

NEW WINDSOR PLANNING BOARD

RE: APPLICATION BEFORE THE ZONING BOARD OF APPEALS  
# 85-8 - MORONEY, JAMES

Dear Greg:

This is to confirm that your above application before the New Windsor Zoning Board of Appeals was granted at a meeting held on the 11th day of March, 19 85.

A formal decision will be drafted and acted upon at a later date. You will be receiving a copy of same by return mail.

Meanwhile, if you have any further questions, please do not hesitate to call me.

Very truly yours,

*Patricia Delio*

PATRICIA DELIO, Secretary  
New Windsor Zoning Board of Appeals

/pd

cc: Patrick Kennedy, Bldg./Zoning Inspector  
Town Planning Board

REVIEWS

HILL & DALE TRAILER PARK    Mobile Home Review  
Square Hill Road  
represented by Herman Hershel

Chairman Reynolds: This is a trailer review.

Mr. Kennedy: You have a trailer that was to be removed.

Mr. Hershel: The woman was supposed to move but never did.

Mr. Kennedy: She says you were going to move her. October 14, 1984 you were notified. It is too close to the next trailer. You had a court order. It is a problem that you must take care of. You have to handle it.

Mr. Cuomo: The trailer is too close.

Chairman Reynolds: Do you have a site plan of your park? Do you have one on file with us?

Mr. Hershel: Probably.

Mr. Kennedy: There is nothing.

Mr. Spignardo: Do you have room for this trailer?

Mr. Hershel: Yes.

Mr. Spignardo: Give him until March. Bring in a plan of the entire park. Show us where the trailer is to go.

Mr. Hershel: There was a home on this site before.

Motion by Ernest Spignardo seconded by Lawrence Jones that Herman Hershel of Hill & Dale Mobile Home Park make the necessary changes on the site plan and in the park and come in on March 27, 1985 with a site plan done by an Engineer or a Surveyor to be approved at that time with fees.

Roll call: All ayes, no nays (7-0)    Motion carried.

Mr. Hershel: You want to know where it is relocated.

Chairman Reynolds: That is correct.

Mr. Hershel: Thank you.

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Review

Maroney Cycle Shop Site Plan 85-6  
Union Avenue  
represented by Gregg Shaw, P.E.

Mr. Shaw: This is Jim Maroney's Cycle Shop on Union Avenue. He wishes to put on an addition. Presently it is by the existing structure. The walls are there. It will be closed in.

We will have to go to the ZBA with your blessing.

Chairman Reynolds; What are you using it for?

Mr. Shaw: For storage and stops thievery.

Motion by Henry Van Leeuwen seconded by Henry Scheible that the Planning Board send the Maroney Site Plan to the Zoning Board of Appeals.

Roll call: All ayes, no nays. (7-0) Motion carried.

\* \* \* \*

Review:

Golf Driving Range Site Plan #85-5  
Route 32 9-1-25.21  
represented by Gregg Shaw, P.E.

Chairman Reynolds: This site is for a golf driving range to be located on Route 32. The owner - Jerry Impellitierre Jr.

Mr. Shaw: With respect to zoning.

There will be 24 T's

Left to right.

27 parking spaces 4 spaces for every acre  
6 ft. drop.

Front yard set back 100 feet.

Side yard - 194 feet.

The building will be for storage of golf balls and a concession.  
It is located across the street from St. Joseph's School.

Mr. Cuomo: There is no sewer district.

Mr. Shaw: Septic system.

Mr. Van Leeuwen: Who owns the property?

Mr. Impellitierre: It is an estate. Dick Drake, the attorney is handling it.

Mr. McCarville: How far macadem?

Mr. Shaw: Just on the right-a-way. 30 feet.

\* \* \* \*

### Correspondence

Hearing no objection a memo dated 1/3/85 from Planning Board Engineer Paul Cuomo, P.E. re: Butterhill Section 3 and 4A asking the Planning Board to recind the memo previously read at the January 23, 1985 meeting. The Highway Superintendent Fayon said he would not approve the roads over there at this time. It needs sod. Road and drainage is in good shape. Thirteen (13) lots need sod. Mr. Fayon didn't feel they were stablized and asked to hold off until spring.

NEW WINDSOR ZONING BOARD OF APPEALS  
Regular Session  
February 25, 1985

MEMBERS PRESENT: Chairman Daniel P. Konkol  
John Pagano  
Richard Fenwick  
Joseph Skopin  
James Nugent  
Vincent Bivona

MEMBERS ABSENT: Vice Chairman Jack Babcock

ALSO PRESENT: Andrew S. Krieger, Esq.  
Attorney for Board  
Patrick Kennedy, Building/Zoning Insp.  
Patricia Delio, Secretary

The February 25, 1985th session of the Zoning Board of Appeals was called to order by Chairman Daniel P. Konkol at 7:30 p.m. Roll call was taken.

Motion followed by John Pagano, seconded by James Nugent to approve the minutes of the 2/11/85 meeting as written. ROLL CALL: 5 ayes- 1 abstention (R. Fenwick). Minutes approved.

\* \* \* \* \*

PRELIMINARY MEETING:

MORONEY, JAMES - Applicant, by his consulting engineer, Greg Shaw, appeared before the Board requesting several area variances to construction addition on existing building located on Union Avenue in an OLI (Office/Light Industrial) zone. Variances requested in accordance with Notice of Denial of Building Permit Application issued by Patrick Kennedy: 2 ft. frontyard; 42 ft. sideyard; 12' height; and .06% floor area ratio.

Mr. Shaw informed the Board that presently there are two (2) block walls that exist adjacent to building with a chainlink fence across the front portion for purposes of storage. At the present time, the said Applicant wishes to enclose this portion of the property since there has been vandalism and theft in the past. Applicant has been referred to ZBA by Planning Board.

Members of the Board examined the site plans submitted and requested that the Applicant, at the time of public hearing, provide a copy of the deed, building permit and photographs.

Motion then followed by James Nugent, seconded by Joseph Skopin to schedule a public hearing on this matter upon the return of the completed paperwork. ROLL CALL: 6-0.

\* \* \* \* \*

February 25, 1985

PRELIMINARY MEETING:

RONSINI, NICHOLAS - Request for use variance to construct a one-family residence off Union Avenue and Temple Hill Road with beauty shop use in basement area. Location of property is in R-4 (one-family residential) zone.

Notice of Denial of Building Permit Application was issued by Pat Kennedy on 2/13/85.

Applicant RONSINI informed the Board that his father has two acres of land that he will transfer to his son for the purposes of constructing the dwelling. Proposed dwelling will be located off a private 50 ft. roadway adjacent to intersection. Applicant states that there will be only one operator, his wife. Parking is unlimited off street.

After reviewing the site plans, motion was made by Richard Fenwick, seconded by Vincent Bivona to schedule a public hearing on the return of the completed paperwork. ROLL CALL: 6-0.

\* \* \* \* \*

PRELIMINARY MEETING:

MINUTA, ROBERTO - Request for 10.2 ft. frontyard variance for construction of one-family dwelling to be located on Forest Hills Road in an R-4 zone. Applicant MINUTA stated that foundation is now in place. Applicant MINUTA also stated that the rear portion of the property is located in a wetland area and that is the reason for the location of the foundation with insufficient frontyard.

Notice of Denial was issued by Pat Kennedy on 2/15/85.

Applicant presented a sketch of the area which was examined by the Board members.

Motion followed by James Nugent, seconded by John Pagano to schedule a public hearing upon the return of the completed paperwork. ROLL CALL: 6-0.

\* \* \* \* \*

Chairman Daniel P. Konkol called for a motion to accept formal decisions in the following matters:

(1) FRANKLIN ASSOCIATES - Motion was made by Richard Fenwick, seconded by Joseph Skopin to accept the formal decision as drafted. ROLL CALL: 6-0. Motion carried.

(2) MIGLIORE, ANDREW - Motion was made by Richard Fenwick, seconded by Dan Konkol to accept the formal decision as drafted. ROLL CALL: 6-0. Motion carried.

February 25, 1985

Both of the above-entitled formal decisions, as enacted, are attached hereto and made a part of the minutes.

Since there was no further business to be brought before the Board, motion was made by John Pagano, seconded by Joseph Skopin to adjourn. Motion carried: 6-0. Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script, reading "Patricia Delio". The signature is written in dark ink and is positioned above the printed name.

PATRICIA DELIO, Secretary

# SHORT ENVIRONMENTAL ASSESSMENT FORM

## INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

## (d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . . ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? . . . . . ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? . . . . . ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? . . . . . ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? . . . . . ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? . . . . . ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? . . . . . ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . . ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? . . . . . ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE:

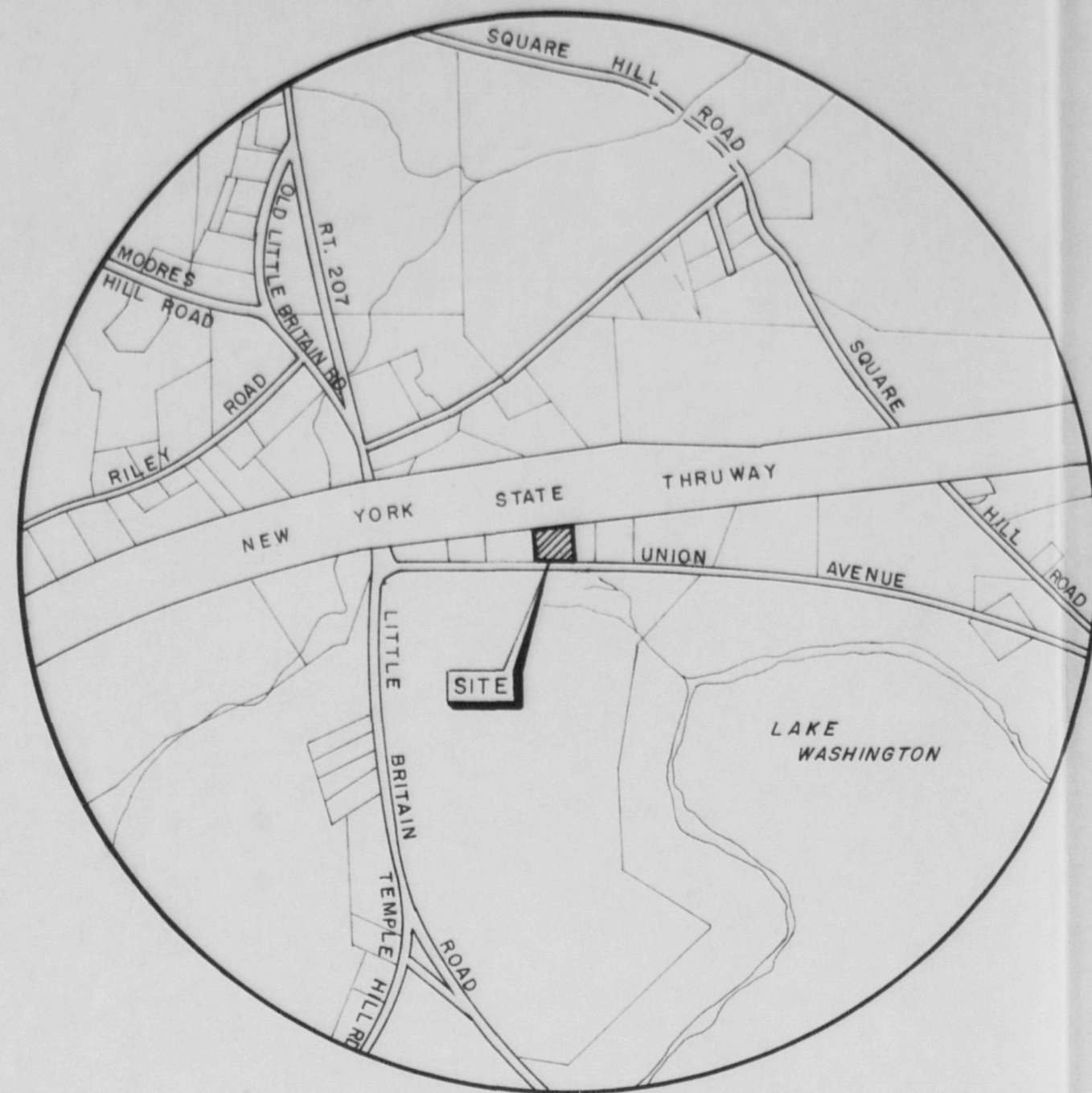
James Moroney

TITLE: Consulting Engineer

REPRESENTING:

DATE: February 5, 1985

9/1/78



VICINITY MAP

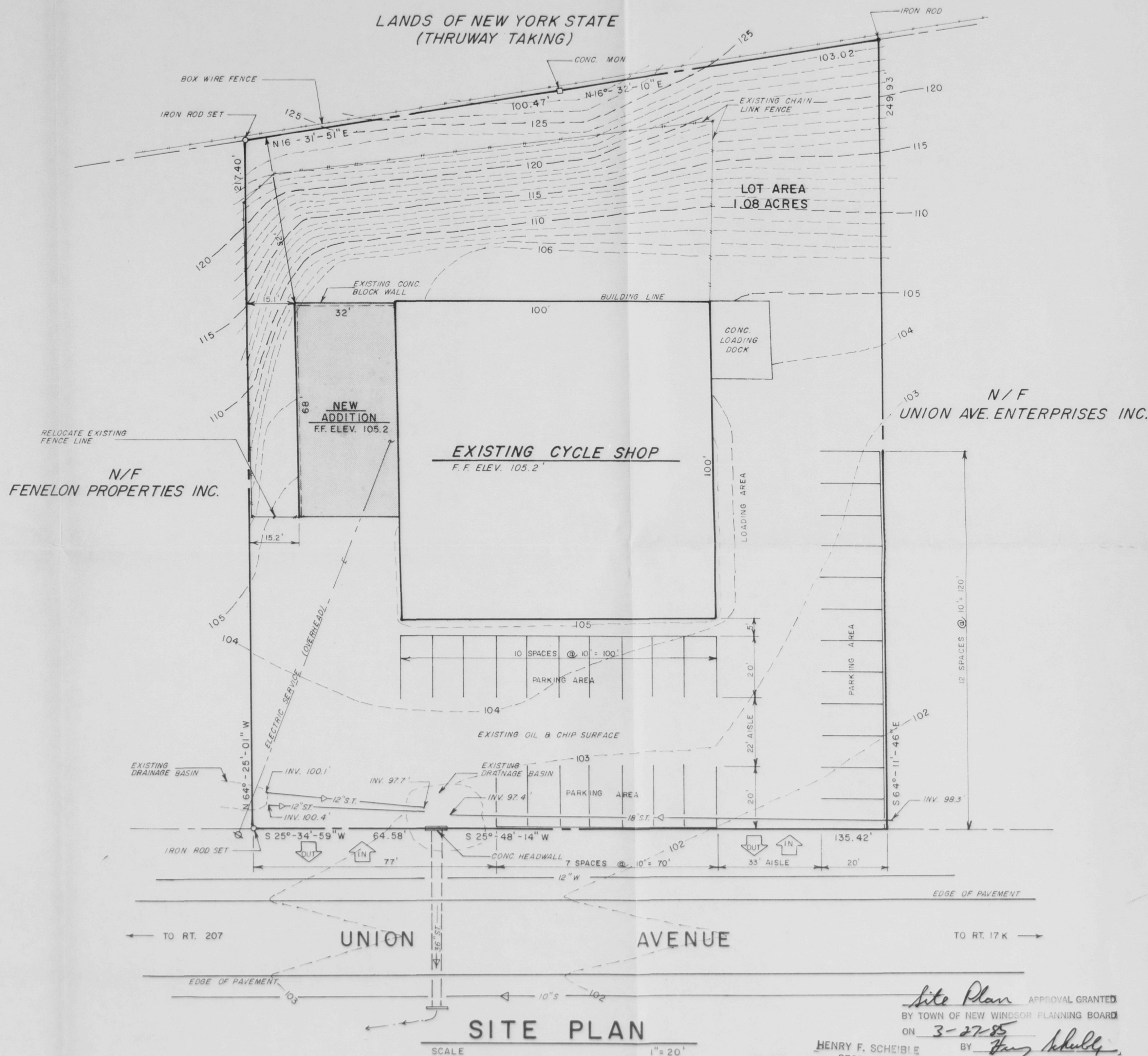
NOT TO SCALE

SITE PLAN ZONING SCHEDULE

ITEM (ZONE OLL)	REQUIRED	PROVIDED
Lot Area	80,000 S.F.	47,045 S.F.
Lot Width	200 FT.	200 FT.
Front Yard Depth	100 FT.	98 FT.
Side Yard Width-One	50 FT.	15 FT.
Side Yard Width-Both	110 FT.	68 FT.
Rear Yard	50 FT.	52 FT.
Floor Area Ratio	.20	.26
Max. Bldg. Hgt.	5 FT.	17 FT.
Off Street Parking:		
1. One Space For Every 200 S.F. Of Retail Area (4600 S.F.)	23 Spaces	23 Spaces
2. One Space For Every Employee	6 Spaces	6 Spaces
Total Spaces	29 Spaces	29 Spaces

LEGEND

EXISTING	NEW
100 CONTOUR LINE	100 FINAL GRADE
C.B. CATCH BASIN	C.B. CATCH BASIN
+ 101.5 SPOT ELEVATION	+ 101.5 SPOT ELEVATION
6" W WATER MAIN	15" ST. STORM SEWER
15" ST. STORM SEWER	SWALE
UTILITY / LIGHT POLE	
E ELECTRIC	



SITE PLAN

SCALE 1" = 20'

HENRY F. SCHEIBLE  
SECRETARY

NOTES

1. Site Plan information taken from drawing entitled "Survey Plat Of The Lands Of James Maroney, Situated In The Town Of New Windsor, Orange County, New York", prepared by Gary C. Hoff P.L.S. and dated January 15, 1985.



**Shaw Engineering**  
Consulting Engineers

162 Grand Street

Newburgh, N.Y. 12550

ISSUE	REVISION	DATE

Drawn By: <i>LS</i>	Drawing: <b>SITE PLAN</b>
Checked By: <i>LS</i>	Project: <b>ADDITION TO JIM MORONEY CYCLE SHOP</b>
Scale: 1" = 20'	Project No. <b>8430</b>
Date: 2/4/85	UNION AVE. NEWBURGH, N.Y.